



## West Road, Chadwell Heath, Romford, RM6 6YA

- FOUR BEDROOM
- CHAIN FREE
- GROUND FLOOR BATHROOM
- WELL PRESENTED
- OPEN VIEWS OF ST CHADS PARK
- MID TERRACE HOUSE
- LARGER THAN AVERAGE FAMILY HOME
- SPACIOUS REAR GARDEN
- DESIREABLE RESIDENTIAL TURNING
- GREAT POTENTIAL

**Guide Price £450,000**



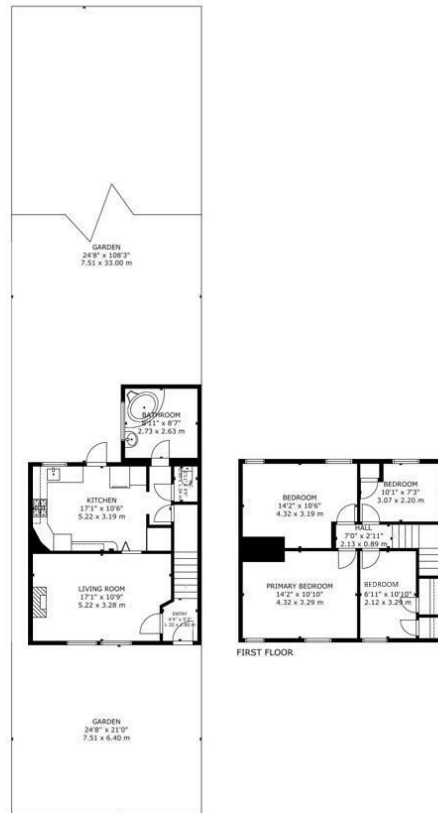
# West Road, Chadwell Heath, Romford, RM6 6YA

## DESCRIPTION

GUIDE PRICE: £450,000 - £475,000 - CHAIN FREE! - This larger than average, four bedroom terrace house is situated in an extremely desirable residential turning, situated in the heart of Chadwell Heath. Internally the property boasts bright and airy living accommodation throughout comprised of a sizeable reception room, separate kitchen paired with ground floor bathroom and four well proportioned bedrooms to the first floor. The property further benefits from an extremely generous rear garden, on street residential parking, shared side access which leads to the garden and offers stunning, scenic views of St Chads Park to the rear of the property. This property is situated in an ideal location offering an array of superb local amenities, great schooling facilities, a number of trendy cafes and is within easy reach of both Chadwell Heath Station (Elizabeth Line) and the A12. An internal viewing is highly encouraged to truly appreciate the fantastic potential this property offers.







GROUND FLOOR  
 GROSS INTERNAL AREA  
 TOTAL: 108 m<sup>2</sup>/1,155 sq ft  
 GROUND FLOOR: 54 m<sup>2</sup>/577 sq ft, FIRST FLOOR: 54 m<sup>2</sup>/578 sq ft  
 EXCLUDED AREA: GARDEN: 168 m<sup>2</sup>/1,809 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

### Viewings

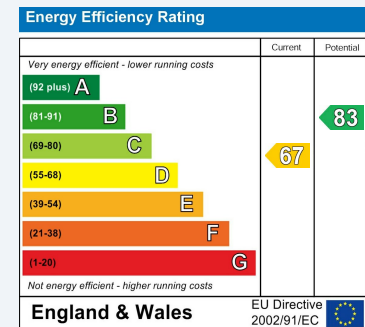
Please contact [chadwell.heath@hunters.com](mailto:chadwell.heath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

